

56-53

# 2351

WARRANTY BILL OF SALE  
006786

I, DAVID SHEA, of Waterville, Kennebec County, Maine, for valuable consideration paid by UNITED WAY OF MID MAINE, INC., a Maine non-corporation with offices in Waterville, Kennebec County, Maine, the receipt whereof is hereby acknowledged, do hereby grant, sell, transfer and deliver unto United Way of Mid Maine, Inc., the following:

Single-story ranch residence with attached garage currently situated on real estate owned and to be retained by David Shea commonly referred to as 75 Roosevelt Avenue, Waterville, Maine, subject to the following conditions:

- Grantee shall not be entitled to occupancy of the personal property conveyed herein until such time as it is physically removed from its current location.
- Grantee shall be responsible for all charges associated with removing this structure from Grantor's real estate identified above including but not limited to all local and state permits and utility shutoffs.
- Grantee shall not convey or assign its rights hereunder until such time as the above structure is completely removed from Grantor's Roosevelt Avenue property.
- Removal of the above structure shall be completed by June 1, 1993.

To have and to hold, all and singular the personal property identified above to United Way of Mid Maine, Inc., its successors and assigns, for its use and behoof forever.

I hereby covenant with United Way of Mid Maine, Inc., its successors and assigns, that I am the lawful owner of the property identified above, that they are free from all encumbrances, that I have good right to sell the aforementioned property, and that I will warrant and defend the same unto United Way of Mid Maine, Inc., its successors and assigns, against the lawful claims and demands of all persons.

Dated: March 30/1993David J. Shea  
David SheaSTATE OF MAINE  
KENNEBEC, SS:

Personally appeared the above-named David Shea who acknowledged the foregoing instrument to be his free act and deed.

Michele Brann  
Notary Public

Michele Brann  
Notary Public - Maine  
My Commission Expires August 3, 1996

## Exhibit A

AGREEMENT

This Agreement is entered this 30 day of March, 1993, by and between DAVID SHEA of Waterville, Kennebec County, Maine (hereafter referred to as "Shea"), and UNITED WAY OF MID MAINE, INC., a Maine non-profit corporation with offices in Waterville, Kennebec County, Maine (hereafter referred to as "United Way").

On this date, Shea is conveying to United Way certain personal property consisting of a one-story, single family (ranch) residence with attached garage which structure is currently situated upon real estate being retained by Shea commonly referred to as 75 Roosevelt Avenue, Waterville, Maine. This conveyance is being made with the understanding that:

- A. United Way is hereby conveyed a temporary license to enter upon Shea's Roosevelt Avenue property to effectuate the removal of the above structure.
- B. United Way will take full responsibility for, hold Shea harmless, and indemnify Shea from any and all injuries and damages caused by the removal of this structure from Shea's real estate.
- C. Until such time as the above structure is physically moved from the premises, United Way shall not have any right or privilege to occupy the premises.
- D. United Way shall be responsible for all charges associated in any way with the removal of this structure including but not limited to all local and state permits and utility shutoffs.
- E. Shea shall take responsibility for seeing that the excavation site is filled and leveled once the structure is moved. Shea further acknowledges that United Way shall not be responsible for the removal of the swimming pool or associated fencing currently situated adjacent to the residence being removed.

- F. Removal of the above structure shall be completed by June 1, 1993.
- G. United Way shall not convey or assign its rights hereunder until such time as the above structure is completely removed from Shea's Roosevelt Avenue property.

James F. Kurtz  
Witness

James F. Kurtz  
Witness

David Shea  
David Shea

UNITED WAY OF MID MAINE, INC.

By: John S. Makowski  
President / C.P.O.

RECEIVED KENNEBEC SS.

1993 MAR 31 PM 1:09

ATTEST: James B. Davis  
REGISTER OF DEEDS